

ORDINANCE _____

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2006 Comprehensive Plan annual amendment process.

WHEREAS, the City Council adopted procedures in Resolution 30261, as amended by Resolution 30412, for amending the Comprehensive Plan, consistent with the requirements for amendment prescribed by the Growth Management Act, RCW 36.70A; and

WHEREAS, pursuant to Council Resolution 30412, a number of proposals for Plan amendments were submitted for Council consideration, both from within City government and from the public; and

WHEREAS, on April 24, 2006, the City Council considered these proposed Comprehensive Plan amendments and adopted Council Resolution 30860, directing that City staff further review and analyze certain proposed amendments; and

WHEREAS, these proposed amendments have been reviewed and analyzed by the Department of Planning and Development and considered by the Council; and

WHEREAS, the City has provided for public participation in the development and review of these proposed amendments; and

WHEREAS, the Council has reviewed and considered the Executive's report and recommendations, public testimony made at the public hearing, and other pertinent material regarding the proposed amendments; and

WHEREAS, the Council finds that the amendments to be adopted are consistent with the Growth Management Act, and will protect and promote the health, safety, and welfare of the general public; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, as last amended by Ordinance 121955, is amended as follows:

A. Urban Village Figure 1, *Urban Centers, Urban Villages, & Manufacturing/Industrial Centers*, Urban Village Figure 4, *Uptown Urban Center*, and the Future Land Use Map are amended to include the triangle bounded by Aurora Avenue, Denny Way, and Broad Street within the Uptown Urban Center.

1 B. The goals and policies of the South Lake Union Urban Center are replaced in
2 their entirety by the goals and policies in Attachment 1 to this Ordinance.

3 C. The Future Land Use Map is amended to change the designation of the land in
4 South Lake Union currently shown as Industrial to Commercial/Mixed-Use, as shown on
5 Attachment 2.

6 D. Urban Village Figure 9, *Potential Annexation Areas*, is amended to add a map of
7 North Highline as a Potential Annexation Area, as shown on Attachment 3.

8 E. In order to facilitate redevelopment of Washington State Ferry terminal on
9 Colman Dock, Land Use Policy 270 is amended as follows:

10 The 35-foot height limit of the Shoreline Management Act shall be the standard for
11 maximum height in the Seattle Shoreline District. Exceptions in the development
12 standards of a shoreline environment may be made consistent with the Act and with the
13 underlying zoning where:

14 a. a greater height will not obstruct views of a substantial number of residences
15 and the public interest will be served; and

16 b. greater height is necessary for bridges or the operational needs of water-
17 dependent, ~~((or))~~ water-related, ~~((uses))~~ or manufacturing uses; or

18 c. a reduced height is warranted because of the underlying residential zone; or

19 d. a reduced height is warranted because public views or the views of a
20 substantial number of residences could be blocked; or

21 e. a greater height may be allowed for non-water dependent uses associated with
22 the Washington State Ferry Terminal at or adjacent to Colman Dock.

23 Land Use Goal 41 is amended as follows:

24 Locate all non-water dependent uses upland to optimize shoreline use and access,
25 except that non-water dependent uses may be located at the Washington State
26 Ferry Terminal at or adjacent to Colman Dock.

27 The following new shoreline policy is added to the Land Use Element (C-4):
28

1 The City may adopt different use and development standards for the Washington
2 State Ferry Terminal at or adjacent to Colman Dock in order to provide public
3 access to the Central Waterfront and to support the public's investment in that
4 state facility.

5 F. In order to facilitate construction, including long-term temporary relocation of
6 utilities, of a tunnel replacing State Route 99 (Alaskan Way Viaduct) and replacement of the
7 surface street and seawall, Land Use Policy 250 is amended as follows:

8 Permit landfill on submerged land that does not create dry land where necessary
9 for a water-dependent or water-related use, to allow for the replacement of the
10 State Route 99 (a tunnel replacing the Alaskan Way Viaduct, and surface street
11 and seawall reconstruction), for the installation of a bridge or utility line or
12 wildlife or fisheries habitat mitigation or enhancement. Permit landfill that creates
13 dry land only where necessary for the operation of a water-dependent or water
14 related use, to allow for the replacement of the State Route 99 (a tunnel replacing
15 the Alaskan Way Viaduct, and surface street and seawall reconstruction), to repair
16 pocket erosion, or for wildlife habitat mitigation or enhancement. Large amounts
17 of dry land may be created in Lake Union only if specifically approved by the
18 Council for a public park purpose.

19 Land Use Policy 241 is amended as follows:

20 Streets, highways, freeways and railroads should be located away from the
21 shoreline in order to maximize the area of waterfront lots and minimize the area
22 of upland lots. Streets, highways, freeways and railroads not needed for access to
23 shoreline lots shall be discouraged in the Shoreline District. A replacement for
24 the State Route 99 (a tunnel replacing the Alaskan Way Viaduct, and surface
25 street and seawall reconstruction) may be located in the Shoreline District,
26 because that facility represents a critical transportation link to many areas of
27 Seattle and the region.

The following new shoreline policy is added to the Land Use Element (C-4):

To facilitate expeditious construction in an environmentally and fiscally responsible manner, standards for interim uses should be considered that will allow flexibility in construction staging, utility relocation, and construction-related uses in areas surrounding the construction of the State Route 99 replacement tunnel and reconstruction of the surface street and seawall.

G. The goals and policies of the Roosevelt residential urban village are replaced in their entirety by the goals and policies in Attachment 4 to this Ordinance.

H. Delete First Hill neighborhood plan policy FH-P2 in its entirety, as follows:

~~((Encourage the development of a “critical mass” of housing, transit, and shops near the proposed light rail station.))~~

I. Land Use Policy 36 in the Land Use Element is amended as follows to clarify where open space and required yards are recommended:

Outside of Urban Centers, ((U))use requirements for ~~((the provision of))~~ onsite open space or required yards to help ensure that new development maintains existing patterns of landscaped front yards, to encourage permeable surfaces and vegetation, and to mitigate the cumulative effects of development. ~~((Require that usable open space or recreation areas be provided as part of construction of dense office buildings and all residential buildings.))~~

J. The Future Land Use Map is amended to change the designation of the land bounded by S. Dearborn Street, Rainier Avenue S., S. Weller Street, and 12th Avenue S. currently shown as Industrial to Commercial/Mixed-Use, as shown on Attachment 5.

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2006, and signed by me in open session in authentication of its passage this ____ day of _____, 2006.

President _____ of the City Council

Approved by me this ____ day of _____, 2006.

Gregory J. Nickels, Mayor

Filed by me this ____ day of _____, 2006.

City Clerk

(Seal)

Attachment 1: Goals and policies of the South Lake Union Neighborhood Plan
Attachment 2: South Lake Union Future Land Use Map Amendment
Attachment 3: Map of the North Highline Potential Annexation Area
Attachment 4: Goals and policies of the Roosevelt Neighborhood Plan
Attachment 5: Rainier and Dearborn Future Land Use Map Amendment